

MEETING NOTICE

Town of Jonesborough Board of Dwelling Standards and Review will meet in Regular Session at 6:30 p.m. Tuesday, October 27, 2026, in the Board Room at Town Hall, 123 Boone Street, Jonesborough, TN.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Members of the public wishing to speak concerning any item on the agenda during the Public Comment period must sign up by calling the Town Administrative Office at 423-753-1030 with their name, address, and subject about which they wish to speak no later than 2 hours before the meeting if the meeting occurs during normal business hours or by 4:45 p.m. the day of the meeting if the meeting occurs after hours. Otherwise, such member of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the Chairperson at the Meeting of the Board of Dwelling Standards and Review, or the secretary or staff of such board.

Each individual shall be given three (3) minutes to address the Board regarding Agenda items.

Town of Jonesborough Board of Dwelling Standards and Review

Agenda

1. Call to Order
2. Opening Prayer
3. Pledge of Allegiance
4. Public Comments
5. Approval of Minutes

6. **BODS2501 – Flora Myers, 511 Pine Street:** Presentation by JPD Major Peace; Board discussion and possible action.

7. Adjournment.

Town of Jonesborough Board of Dwelling Standards and Review

Jonesborough Town Hall – Board Room
123 Boone Street, Jonesborough, TN
July 28, 2026 – 6:30 PM
Minutes

Roll call noting the presence of a quorum, additions to the agenda, or any conflicts of interest with items on the agenda.

Members Present: Dana Helvey, Ernest McKinney, Brian Ponder, Brian Tapp, DW Cooper

Members Absent: None

Call to Order

Chair, Dana Helvey, called the meeting to order at 6:30 PM.

Prayer, Vice Chair Ernest McKinney Jr

Pledge of Allegiance, Brian Ponder

Item I: Public Comments

No comments made.

Item II: Old Business

BODS2501 Flora Myers 511 Pine Street. Municipal Code 8-201: Premises to be kept clean and 9-704: Junk vehicles

Presentation by JPD Major Peace

Major Peace reported that this case has been ongoing since 2018 and that the property has been cited on three separate occasions (2018, 2024, and 2025) for health and sanitation violations. He stated that the matter has been forwarded to the Town Attorney and that there is no update at this time. Major Peace provided the Board with written materials regarding TCA 16-18-313 (See attached), explaining that the statute provides authority for the Town to clean the exterior of the property and place a lien on the

property to recover the costs if the owner fails to comply. He also reported that the property owners failed to appear for the scheduled Court hearing.

Brian Tapp expressed concerns about the condition of the interior of the home and questioned whether cleaning only the exterior would be beneficial if the inside remained unsafe. Major Peace explained that the current statute does not permit entry into the structure without the proper legal authority. He stated that addressing the exterior is the first step in improving the property and surrounding neighborhood, with the goal of addressing the interior once legal access is obtained.

Town Building inspector Kevin Fair was asked whether he would inspect the interior once legal access is authorized, and he indicated that he would. During the discussion, Chairman Dana Helvey asked whether temporary or community housing assistance could be explored if the residence is determined to be unsafe or unfit for habitation once access to the interior is obtained. An attendee identified as Rick Newell stated that he would investigate available housing resources should assistance become necessary. Major Peace recommended issuing a final 30-day notice to the property owners pursuant to TCA 16-18-313. If compliance is not achieved within that timeframe, he recommended that the Town proceed with cleaning the exterior of the property and placing a lien on the property to recover the Town's costs

Motion: Brian Tapp made a motion to issue the final 30-day notice and authorize the Town to proceed with cleanup if the property remains noncompliant and lien will be placed. Second: Ernest Mckinney. Motion passed unanimously.

BODS2502 Vivian Arrowood 1306 Ben Gamble Rd, Violation of Municipal Code 8-107: Overgrown Lot, 8-109: Health and Sanitation, 8-201: Premises to be Kept Clean, and 9-704: Junk Vehicles.

Presentation by JPD Major Peace.

Major Peace Reported that Citations have been issued. A court hearing is scheduled for August 20th, 2026, and the matter will proceed with Chancery Court. Major Peace agreed to update Dana Helvey following the court date. Depending on the outcome of the court proceedings, the property may be placed on the agenda for a future meeting if further action is needed.

Motion: Brian Ponder made a motion to table the case until after the court hearing to determine the outcome, Second: Brian Tapp. Motion passed unanimously.

BODS2503 Michael and Wanda Day 1200 W. Main St, Violation of Municipal Code 8-519:

Structure Unfit for Habitation.

Presentation by JPD Major Peace

No immediate safety issues on property. Table till next meeting.

Motion: DW Cooper made a motion to table till next meeting, Second: Dana Helvey. Motion passed unanimously.

BODS2504 Ruth Marshall 279 E Main, Violation of Municipal Code 8-107:

Overgrown

Lot

Presentation by JPD Major Peace.

Major Peace reported that the property owner resides in Brooklyn, New York. Vegetation is encroaching on the rear of the structure, and there is suspected water damage to structure rendering unsafe. Attempt to serve the property owner by certified mail has been unsuccessful, as the owner refused service and would not sign the document. Major Peace stated alternative methods of service are being explored, as personal service cost approximately \$600.00. Major peace stated that he will consult with Town Administrator and Town attorney regarding the applicability of TCA 13-21-205 (see attached) and the appropriate legal process for the property.

Pursuant to the statute, the initial step is to provide notice by posting the property for 30 days. Because previously certified mail was refused, Major Peace will post the required notice on the property. If no response is received after the 30-day posting period, the Town will proceed with the next steps in accordance with TCA 13-21-205.

Motion: Brian Ponder made a motion to authorize posting the required notice for 30 days, Second: Ernest McKinney. Motion passed unanimously.

BODS2505 Nova Burrell 109 Charlem Hills Road, - Violation of Municipal Codes 8-201: Premises to be kept clean, 8-109: Health and Sanitation

Presentation by JPD Major Peace

Major Peace recommended issuing a citation. If the property owner fails to appear in court, he recommended requesting that the judge impose a \$50-per-day penalty for a period of three months, place a lien on the property, and proceed with Chancery Court action due to ongoing health and sanitation concerns.

Motion: DW Cooper made a motion to approve the recommendation as presented, Second: Brian Tapp. Motion passed unanimously.

Item III. New Business:

BODS2606-216 Angle St.

Property Owner: Danny Price (Present) ASSETSIC LLC

Presentation by JPD Major Peace

Major Peace confirmed that it has been approximately one year since the property was purchased through 2025 tax sale. Major Peace stated that, based on Building Inspector Kevin Fair's assessment, the property presents a significant safety hazard due to a failed roof, joist deterioration, and catastrophic structural failure. An existing stop-work order remains in effect, and the residence is unsecured, allowing unauthorized access. Major Peace recommended that the structure be demolished, stating it is beyond repair and falls under TCA 13-21-102(see attached).

Chair Dana Helvey asked if the owner of the property was present and invited him to address the Board. Property owner Danny Price stated that the front and side doors of the residence were locked. Kevin Fair responded that he conducted a drive-by inspection that morning and observed the basement door standing open. Photographs were presented to the Board showing that the structure remained unsafe. Kevin Fair also stated that no building permits were obtained for the property. Mr. Price stated that no work had been performed and that he had only obtained estimates. He explained that he intends to preserve the property, restore it to living standards, and believes the structure is salvageable.

The Board directed Mr. Price to secure the structure within 24 hours to prevent unauthorized entry and to clean up the property, including removing brush from around the structure. The Board also granted the property owner **120 days** to develop a plan for the property and coordinate with the Building Department regarding the future permits and renovation plans to ensure compliance with applicable codes and requirements.

Mr. Price advised the Board that his mailing address is **107 Courthouse Sq.**

Motion: Brian Tapp made a motion to require the property owner to secure the structure within 24 hours, cleaning up the property. And submit a plan within 120 days in coordination with the building department to address the property's condition. Seconded by Dana Helvey. Motion passed unanimously.

Item IV: Approval of Minutes

Approval of October 28, 2025, minutes.

Motion: DW Cooper made a motion to approve the minutes, seconded by Ernest McKinney.

Chair, Dana Helvey, adjourned the meeting. Second Brian Tapp